

London Branch Township Board of Supervisors Meeting

December 17, 2012 APPROVED 1/7/13 BOS MTG

Glenn Frederick, Chairman of the Board of Supervisors opened the Conditional Use Hearing at 6:00 PM. In attendance were Supervisors Aileen Parrish, David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula and residents.

Conditional Use Hearing

Glenn Frederick opened the hearing. A court reporter recorded the hearing. The Conditional use hearing has been properly advertised and adjoining property owners notified. Barry Stingel of Hillcrest Assoc. representing the property owners the Rinehimer's and Rinehimer's attorney are requesting a Conditional use approval for TP#73-3-41 which is a 13.63 ac property with 2 homes existing on one parcel. Both properties access the same driveway from Good Hope Rd. The plan proposes to create a minimally sized lot around the ranch home by subdividing under Article IV instead of Article XIII. No new construction is proposed. The purpose of the subdivision is so that the property can be subdivided into 2 lots, one for each home. The Rinehimer's son plans to purchase the ranch home which will be the lot with the ranch home. The bank will not lend until each property has its own parcel. The Rinehimer's would like the open space option waived from the ranch home property which is just over 1 acre. The Township engineer and the Planning Commission reviews have been obtained. Barry Stingel noted that he has no issues with complying with all of the comments listed on the 12/11/12 Walsh Engineering review letter. The hardship is the ability to get a mortgage loan for the ranch home on the property. Aileen Parrish stated that the Planning Commission review letter dated 12/11/12 expressed concern about the requested waiver on open space requirements by processing the plan under Article IV of the Zoning Ordinance. The waiver will result in a loss of $\frac{3}{4}$ acre of open space. The Planning Commission cautioned that any future subdivision on Lot #2 with 11.886 acres should not be allowed a hardship to enable an owner of this property to escape again with a waiver on open space requirements. The concern was discussed and the Board of Supervisors agreed that a note should be placed on the plan which states that a Conditional Use Agreement has been granted and approved the Conditional Use under Article IV due to hardship. David Owens made a motion to approve the Conditional Use according to the application and granting a Conditional Use to allow this subdivision to proceed under Article IV. Aileen Parrish seconded and the motion carried unanimously. The hearing closed at 6:30 pm.

Board of Supervisors meeting

Glenn Frederick, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 6:30pm. In attendance were Supervisors Aileen Parrish, David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Planning Commission member Stephanie Town and resident Janie Schnelle.

Rinehimer Subdivision

Glenn Frederick made a motion to grant conditional approval on the Rinehimer property subdivision conditioned upon complying with all the conditions discussed at the Conditional use hearing, complying with all comments noted on the Walsh Engineering letter dated 12/11/12, complying with requirements of County and Planning Commission review and approval from the CCHD. David Owens seconded and the motion carried unanimously.

The Board of Supervisors agreed to obtain a transcript of the conditional use hearing.

dedication until 1/8/12. Aileen Parrish does not agree with the Township plowing the Glen Ridge subdivision prior to dedication. David Owens seconded and Aileen Parrish abstained from the vote.

The Board of Supervisors meeting ended at 7:10pm to allow the Budget hearing to start.

Glenn Frederick, Chairman of the Board of Supervisors opened the Budget Hearing at 7:10PM. In attendance were Supervisors Aileen Parrish, David Owens, Secretary Carolyn Matalon, Treasurer Nette Stejskal, Planning Commission member Stephanie Town and resident Janie Schnelle.

Budget Hearing

Nette Stejskal read the 2013 proposed Budget amounts. No Comments were received. The budget hearing closed at 7:13pm.

Board of Supervisors Meeting (cont'd)

Glenn Frederick, Chairman of the Board of Supervisors re-opened the Board of Supervisors meeting at 7:13PM. In attendance were Supervisors Aileen Parrish, David Owens, Secretary Carolyn Matalon, Treasurer Nette Stejskal, Planning Commission member Stephanie Town and resident Janie Schnelle.

Old Business

Windsor- Aileen Parrish spoke with Martha Gilman/Windsor regarding a letter dated 11/28/12 which the Township sent regarding Sewage fees, Engineering fees and the Pump and Haul escrow.

Martha Gilman/Windsor would line a new document drafted which reflects the following:

1. Gilman's desire to get current with the amounts outstanding on the 11/28/12 letter.
2. Requests monthly bills sent to them.
3. Gilman's intent to pay bills going forward within 20 days of receipt of invoice.
4. As long as Gilman stays current with payments they would like assurance that the Township will not impede Gilman's progress with the Township engineers.
5. Assurance that the Township to take responsibility for the Treatment plant as soon as necessary items are addressed with the plant.

Martha Gilman is agreeable to have the funds owed deducted from the pump and haul escrow.

The Board discussed the request from Martha Gilman/Windsor.

Treasurer Nette Stejskal stated that \$39,125.07 is in the escrow (thru November). Treasurer Nette Stejskal stated that there is \$39,812.03 in outstanding sewage fees owed by Gilman developers. Aileen Parrish made a motion requesting that Secretary Carolyn Matalon contact Township attorney Tom Oeste with the information discussed and requests from Martha Gilman/Windsor. The Board of Supervisors request a new draft agreement for the sewage fees and Pump and Haul escrow as well as requests# 1-4 (listed above) to be part of the agreement. Aileen Parrish stated that Martha Gilman/Windsor will be notified that there will not be an agreement as she requested in item#5 for treatment plant.

New Business

Resolution #12-16 Glenn Frederick read Resolution #12-16 which appropriated expenditures and expenses of the fiscal year 2013 in total of \$1,333,045 from the fund equities, revenues, and other financing sources available for the year 2013 in the total of \$2,026,220 for the specific purposes set forth. David Owens made a motion to adopt Resolution #12-16 as read. Aileen Parrish seconded and the motion carried unanimously.

Resolution #12-17 Tax Levy resolution- Aileen Parrish read Resolution #12-17 which levied on all real property within the Township subject to taxation for the fiscal year 2013 the following:

Tax Rate for General Purposes	2.500 mills
Tax Rate for Emergency Services Purposes	.455 mills
Tax Rate for Park & Recreation Purposes	.350 mills
Tax Rate for Open Space Purposes	.200 mills

TOTAL

4.015 MILLS

David Owens made a motion to adopt Resolution #12-17 as read. Glenn Frederick seconded and the motion carried unanimously.

Business from the floor

SPCA contract- David Owens made a motion to accept the 2013 contract for the SPCA in the amount of \$2060.00. Glenn Frederick seconded and the motion carried unanimously.

Nette Stejskal noted that the Capital Fund money is being transferred into a Capital reserve fund. Nette Stejskal is setting up a Capital reserve fund.

Treasurer Report

Nette Stejskal read the December 17, 2012 Treasurer Report (report attached)

Bills over \$1000

Indep Blue Cross	\$5471.14	Walsh Eng	\$5036.99	W Grove Fire Amb	\$2500.00
CNH capital	\$1147.38	Walton Water	\$1537.54	W Grove Fire	\$12559.75
Hydraterra	\$1078.75	Avondale Fire	\$5382.75	Cap Reserve	\$70000.00
CCSPCA	\$2060.00	SCCEMS	\$2375.00	Walsh Eng	\$12811.76

General Fund- Glenn Frederick made a motion to acknowledge the ACH transactions for the payments of interest on the DVRFA Loans and purchased made with the Pcard. Aileen Parrish seconded and the motion carried unanimously.

General Fund – Glenn Frederick made a motion to pay bills as represented by General Fund M&T with checks# 13813-13823 from the General Fund. Aileen Parrish seconded and the motion carried unanimously.

Plgit-General Fund- Glenn Frederick made a motion to pay bills with ck# 5882-5907 from the Plgit General Fund. Aileen Parrish seconded and the motion carried unanimously.

Plgit-General Fund- Glenn Frederick made a motion to acknowledge the transfer of funds from the General Fund to the Park Fund, Open Space Fund and Capital Fund 2012 RE Taxes and to Capital Reserve Fund for future road projects. Aileen Parrish seconded and the motion carried unanimously.

Parks Fund- Glenn Frederick made a motion to pay bills with ck#2623 from the Parks Fund. Aileen Parrish seconded and the motion carried unanimously.

Parks Fund- Glenn Frederick made a motion to acknowledge the transfer of funds from the Parks Fund to the General Fund. Aileen Parrish seconded and the motion carried unanimously.

Open Space Fund- Glenn Frederick made a motion to acknowledge the transfer of funds from the Open Space Fund to the General Fund. Aileen Parrish seconded and the motion carried unanimously.

Capital Fund- Glenn Frederick made a motion to acknowledge the transfer of funds from the Capital Fund to the General Fund. Aileen Parrish seconded and the motion carried unanimously.

Capital Fund- Glenn Frederick made a motion to acknowledge the transfer to the Capital reserve fund for future road projects. Aileen Parrish seconded and the motion carried unanimously.

Highway Fund- Glenn Frederick made a motion to pay bills with ck# 6192-6197 from the Highway Fund. Aileen Parrish seconded and the motion carried unanimously.

Miscellaneous Escrow Account- Glenn Frederick made a motion to pay bills with ck# 141-142 from the Miscellaneous Escrow Account. Aileen Parrish seconded and the motion carried unanimously.

Meadows II Escrow Account- Glenn Frederick made a motion to pay bills with ck# 176 from the Meadows II Escrow Account. Aileen Parrish seconded and the motion carried unanimously.

Flint Hill LLC Improvements Escrow Account- Glenn Frederick made a motion to pay bills with cks#103 from the Flint Hill LLC Improvements Escrow Account. Aileen Parrish seconded and the motion carried unanimously.

Wynn/Wilkinson Escrow Account- Glenn Frederick made a motion to pay bills with ck #169 from the Wynn/Wilkinson Escrow account. Aileen Parrish seconded and the motion carried unanimously.

Adjournment David Owens made a motion to adjourn the meeting at 8:20 PM. Glenn Frederick seconded and the motion carried unanimously.